

WEBER COUNTY PLANNING DIVISION

Administrative Review Meeting Agenda

**August 16, 2017
4:00-5:00 p.m.**

- 1. Consideration and action for the final plat approval of Summit Eden Phase 1C Amendment 5. Applicant; SMHG Phase 1, LLC.**
- 2. Consideration and action for the final plat approval of Summit Eden Phase 1D Amendment 2; Applicant; SMHG Phase 1, LLC.**
- 3. Consideration and action on an administrative application for final approval of Hales Subdivision, a two lot subdivision. Applicant; Daniel Hales.**
- 4. Consideration and action on an administrative application, final approval of Hazy Acres Subdivision 1st Amendment, a two lot subdivision. Applicant;**
- 5. *Adjournment***

The meeting will be held in the Weber County Planning Division Conference Room, Suite 240, in the Weber Center, 2nd Floor, 2380 Washington Blvd., Ogden, Utah unless otherwise posted



In compliance with the American with Disabilities Act, persons needing auxiliary services for these meetings should call the Weber County Planning Commission at 801-399-8791



Staff Report for Administrative Approval

Weber County Planning Division

Synopsis

Application Information

Application Request: Consideration and action for the final plat approval of Summit Eden Phase 1C Amendment 5
Type of Decision: Administrative
Agenda Date: Wednesday, August 16, 2017
Applicant: SMHG Phase 1, LLC
File Number: UVS072717A

Property Information

Approximate Address: 8569 East Spring Park, Eden, Ut
Project Area: 46.342 acres
Zoning: Ogden Valley Destination and Recreation Resort Zone (DRR-1)
Existing Land Use: Ski Resort
Proposed Land Use: Resort Development
Parcel ID: 23-130-0070
Township, Range, Section: T7N, R2E, Section 8

Adjacent Land Use

North:	Ski Resort	South:	Ski Resort
East:	Ski Resort	West:	Ski Resort

Staff Information

Report Presenter: Ronda Kippen
rkippen@co.weber.ut.us
801-399-8768
Report Reviewer: RG

Applicable Ordinances

- Title 101, Chapter 1, General Provisions, Section 7, Definitions
- Title 104, Chapter 29 Ogden Valley Destination and Recreation Resort Zone (DRR-1)
- Title 104, Zones, Chapter 28, Ogden Valley Sensitive Lands Overlay Districts
- Title 106, Subdivisions, Chapter 1-8 as applicable
- Title 108, Natural Hazards Areas

Development History

- Summit Eden Phase 1C received preliminary subdivision approval in conjunction with the County Commission's approval of the Summit at Powder Mountain PRUD on April 9, 2013 with subsequent amendments on July 9, 2013
- Summit Eden Phase 1C final subdivision was heard and received a positive recommendation by the Ogden Valley Planning Commission on October 22, 2013 and received final approval by the Weber County Commission on January 21, 2014
- Summit Mountain Holding Group, LLC petitioned Weber County to rezone approximately 6,198 acres from the CVR-1, FV-3 and F-40 zones to the DRR-1 zone to enable them to proceed with their development in a manner that would be consistent with the proposed Master Plan that was presented to Weber County as part of the rezone application (see Exhibit B for the Conceptual Land Use Plan). The petition to rezone the development to the DRR-1 zone was heard and approved on January 13, 2015 by the Weber County Commission after receiving a unanimous recommendation for approval from the Ogden Valley Planning Commission on October 28, 2014. Weber County entered into Zoning Development Agreement Contract # C2015-6 and the contract was recorded on January 14, 2015 as Entry# 2717835.
- Summit Eden Phase 1C Amendment 1, amending lot lines between Lot 57A & Open Space Parcel G Administratively Approved on June 24, 2015
- Summit Eden Phase 1C Amendment 2, combining Lots 87-95 and Open Space Parcel M into Develop Parcel D2 Administratively Approved on July 10, 2015

- The applicant petitioned Weber County to amend certain areas within the Uniform Land Use Code of Weber County (LUC) to allow for some various resort development standards. The petition to amend the LUC was heard and approved by the Weber County Commission on May 24, 2016 as Ordinance 2016-4.
- Summit Eden Phase 1C Amendment 3, combining Parcel E with a remnant parcel that was not included in the original development to create Development Parcel D8 Administratively Approved on July 12, 2016
- An amendment to reduced the overlaying PRUD footprint from the original 594.23 acres to approximately 14 acres (see Exhibit C for the application and narrative) after holding a public meeting with the Ogden Valley Planning Commission on July 5, 2016 and receiving a unanimous approval from the Weber County Commission on July 19, 2016. The areas to remain under the existing Summit at Powder Mountain Phase 1 PRUD will be three of the previously approved and platted development areas and one future development area (see Exhibit D). The approved and platted developments to remain under the PRUD are the Summit Eden Ridge Nest PRUD, a 15 unit "Nest" development and the Village Nests at Powder Mountain, a 20 unit condominium development and the Horizon Neighborhood at Powder Mountain PRUD, a 26 unit "Nest" development. The future phase of the PRUD will be Spring Park at Powder Mountain, which has received conceptual approval as Lot 76 in the existing PRUD for a 12 unit "Nest" development and a lodge.
- Summit Eden Phase 1C Amendment 4, consisting of 19 lots and four open space parcels was heard and approved by the Weber County Commission on January 31, 2017 after receiving a positive recommendation from the Ogden Valley Planning Commission.

Background and Summary

The Planning Division recommends final approval of the Summit Eden Phase 1C Amendment 5, consisting of one open space parcel and "Parcel A" (see Exhibit A for the proposed amendment). The original Summit Eden Phase 1C consisted of 64 lots and 8 open space parcels (see Exhibit B for the recorded Summit Eden Phase 1C Subdivision plat). The proposed amendment to the open space parcel will reduce the area from 46.342 acres to 46.16 acres and will create "Parcel A" consisting of 0.178 acres. The proposed "Parcel A" will be combined with a development parcel in the Summit Eden Phase 1D subdivision.

The Uniform Land Use Code of Weber County (LUC) §101-1-7 identifies a subdivision amendment as a "Small Subdivision" and can be administratively approved by the Planning Director as long as the amendment consists of five or fewer lots. The proposed subdivision amendment and lot configuration is in conformance with the current zoning and the Zoning Development Agreement Master Plan as well as the applicable subdivision requirements as required in the LUC.

Analysis

General Plan: The proposal conforms to the Ogden Valley General Plan by encouraging development within the existing resort-related commercial areas.

Zoning: The subject property is located in the Ogden Valley Destination and Recreation Resort Zone more particularly described as the DRR-1 zone. The purpose and intent of the DRR-1 zone is identified in the LUC §104-29-1 as:

"The purpose of this chapter is to provide flexible development standards to resorts that are dedicated to preserving open space and creating extraordinary recreational resort experiences while promoting the goals and objectives of the Ogden Valley general plan. It is intended to benefit the residents of the county and the resorts through its ability to preserve the valley's rural character, by utilizing a mechanism that allows landowners to voluntarily transfer development rights to areas that are more suitable for growth when compared to sensitive land areas such as wildlife habitats, hazardous hillsides or prime agricultural parcels. Resorts that lie within an approved destination and recreation resort zone shall, by and large, enhance and diversify quality public recreational opportunities, contribute to the surrounding community's well-being and overall, instill a sense of stewardship for the land."

As part of the subdivision process, the proposal has been reviewed against the current subdivision ordinance in LUC §106, the standards in the DRR-1 zone in LUC §104-29 and the approved Zoning Development Agreement Conceptual Layout to ensure that the regulations and standards have been adhered to. Small subdivisions as defined in LUC §101-7 can be administratively approved per LUC §106-1-5(b)(1). The proposed subdivision is in conformance with county code and the approved conceptual plans that are part of the adopted Zoning Development Agreement. The following is a brief synopsis of the review criteria and conformance with the LUC.

Lot area, frontage/width and yard regulations:

The DRR-1 Zone does not have a minimum lot area or a minimum lot width requirement per LUC §104-29-2(h) for a single family residential, two, three four and multi-family, commercial and mixed use structures. The proposed amendment will create "Parcel A" which will be combined with a development parcel in the Summit Eden Phase

1D subdivision. The proposed "Parcel A" will be 7,754 square feet (0.178 acres). The open space parcel will be reduced from 46.342 acres to 46.16 acres. "Parcel A" will be further developed as a recreation center as part of the resort development. The following development standards will be reviewed upon submittal for design review and land use approval for a commercial building:

- Front yard setback: 0 feet
- Side yard setback: 0 feet
- Rear yard setback: 0 feet
- Average building height: 55 feet at elevations lower than 6,200 feet above sea level. 75 feet at elevations of at least 6,200 feet above sea level

Based on the proposed lot configuration, the proposed lots meet the minimum lot area and minimum lot width requirement per LUC §104-29-2(h).

Natural Hazards Areas: The proposed subdivision is located in a Zone "D" as determined by FEMA to be an area of undetermined flood hazards. Areas designated as Zone "D" are typically areas in which no analysis of flood hazards have been conducted.

A geotechnical and geologic hazard investigation will be required to be provided prior to issuing a land use permit for the future structure in Phase 1D. A condition of approval that the commercial site will receive geologic clearance prior to the issuance of a land use permit and a "Natural Hazards Disclosure" document will be required to be recorded to provide adequate notice of any geotechnical and geological recommendations for future property owners.

Culinary water and sanitary sewage disposal: Culinary water and sewer service are provided by Powder Mountain Water and Sewer Improvement District based on a will serve letter that has been submitted for an additional 313 units in the Summit at Powder Mountain development.

Review Agencies: The Weber County Engineering Division, the Weber County Surveyor's Office and Weber Fire District have not reviewed the proposal to date. Prior to the subdivision being released for Mylar, all review agencies comments will need to be addressed.

Additional design standards and requirements: There may be additional site preparation in conjunction with an approved building permit. The proposed subdivision does not require the realignment of or the creation of a new street system. With the exception of the recommended conditions identified in this staff report, additional standards and requirements are unnecessary at this time.

Tax clearance: The 2016 property taxes have been paid in full. The 2017 property taxes will be due in full on November 1, 2017.

Public Notice: The required noticing for the final subdivision plat approval has been mailed to all property owners of record within 500 feet of the subject property regarding the proposed subdivision per noticing requirements outlined in LUC §106-1-6(b).

Staff Recommendation

Staff recommends final approval of the Summit Eden Phase 1C Amendment 5, creating "Parcel A" and reducing the size of open space "Parcel J". This recommendation for approval is subject to all applicable review agency requirements and is based on the following conditions:

1. A geologist and geotechnical engineer report will be required prior to the issuance of a land use permit for the future commercial building.
2. A "Natural Hazards Disclosure" document will be required to be recorded to provide adequate notice of any geotechnical and geological recommendations for future property owners.

This recommendation is based on the following findings:

1. The proposed subdivision amendment conforms to the Ogden Valley General Plan.
2. With the recommended conditions, the proposed subdivision amendment complies with all previous approvals and the applicable County ordinances.

Administrative Approval

Administrative final approval of Summit Eden Phase 1C Amendment 5, a small subdivision creating "Parcel A" and reducing the size of open space "Parcel J", is hereby granted based upon its compliance with the Weber County Land Use Code. This approval is subject to the requirements of applicable review agencies and the conditions of approval listed in this staff report.

Date of Administrative Approval: _____

Rick Grover
Weber County Planning Director

Exhibits

- A. Proposed Summit Eden Phase 1C Amendment 5
- B. Recorded Summit Eden Phase 1C Subdivision Plat

Location Map 1



PLAT NOTES:

1. THIS PATENT IS SUBJECT TO ALL LEGALLY ENFORCEABLE RESTRICTIONS, RIGHTS AND LIMITATIONS SET FORTH IN THE PATENT NOTES THAT APPEAR ON THE SUBJECT ITEM MADE IN ENTRY 377961, INCLUDING CURRENTLY RECORDED AMENDMENTS, UNLESS OTHERWISE NOTED ON THIS PAGE.

OWNER'S DEDICATION:

INGRA PRAED (U.K. "SECURANT" AS THE OWNER OF THE ABOVE SPECIFIED TRACTS OF LAND, HEREIN SET FORTH AND RESERVE THE SAME INTO LOTS TO BE SOWN UNDEVELOPED AS

$\frac{d}{dt} \left(\frac{\partial L}{\partial \dot{x}} \right) = \frac{\partial L}{\partial x}$

[illegible]

TITLE: AUTHORIZED SIGNATURE

ACKNOWLEDGEMENT

STATE OF _____
COUNTY OF _____

the foregoing information and acknowledged nothing in this _____ Part of _____
20. _____ for any information. THE AUTHORIZED SIGNATORY FOR SPRII INVESTMENTS LLC, THE SOL-
SIGNATURE OF SPRII INVESTMENTS LLC.

MORTALITY MONITORING

THE COMMISSION DIRECTS:

ADDRESS _____

SRHG PHASE I, LLC
3632 N. WOLF CREEK DR.
EDEN, UT 84310

CHIEF COUNTY ATTORNEY
I HAVE EXAMINED THE PHOTOCOPY, EXHIBITS AND OTHER DOCUMENTS ASSOCIATED WITH THIS SUBPOENA MATTER IN MY OPINION THEY CONFORM WITH THE COUNTY ORDINANCE APPLICABLE TO THIS MATTER AND WILL BE IN FORCE
SIGNED THIS _____ DAY OF _____, 20____

MEMORANDUM FOR THE BOARD OF SUPERVISORS
SUBJECT: REQUEST FOR APPROVAL OF THE
PROPOSED 2011-2012 BUDGET
DATE: 11/15/2011
BY: [Signature]

WITH CORRECT, PRECISE
I HEREBY CERTIFY THAT THE REQUESTED
APPROPRIATE STANDARDS AND EXAMIN-
ATION DIVISION CONCERN WITH CORRECT STATE
AMOUNT OF THE FINANCIAL GUARANTEES
THE INSTALLATION OF THESE APPROV-
SIGNED THIS _____ DAY OF _____

WHERE COUNTY PLANNING COMMISSION
THIS IS TO CERTIFY THAT THIS RESOLUTION
WAS APPROVED BY THE BOARD OF COMMISSIONERS
ON THE DAY OF _____
20____.

THIS IS TO CERTIFY THAT THE SIGNING OF
STREETS AND OTHER PUBLIC WAYS AND FIRE
HYDRANTS ASSOCIATED WITH THIS STREET
APPROVED AND ACCEPTED BY THE COMMISSION
THIS _____ DAY OF _____, 19____

THE DEPARTMENT OF
SUBSISTENCE OF PUBLIC
WORKS AND HIGHWAYS
OF WISCONSIN COUNTY, WISCONSIN

1111

VICINITY MAP

N.T.S.

SURVEYOR'S CERTIFICATE

[illegible]

LEGAL DESCRIPTION

ALL OF PARCEL J OF THE SURVEY WITH PLAT 1 & SUBDIVISION AS RECORDED AND ON FILE WITH THE MISSOURI COUNTY RECORDERS OFFICE.

SURVEYOR'S NARRATIVE

[illegible]

Sheet 1 of 2

TALISMAN

Start your
Monday at 10:00
on 101.5 FM

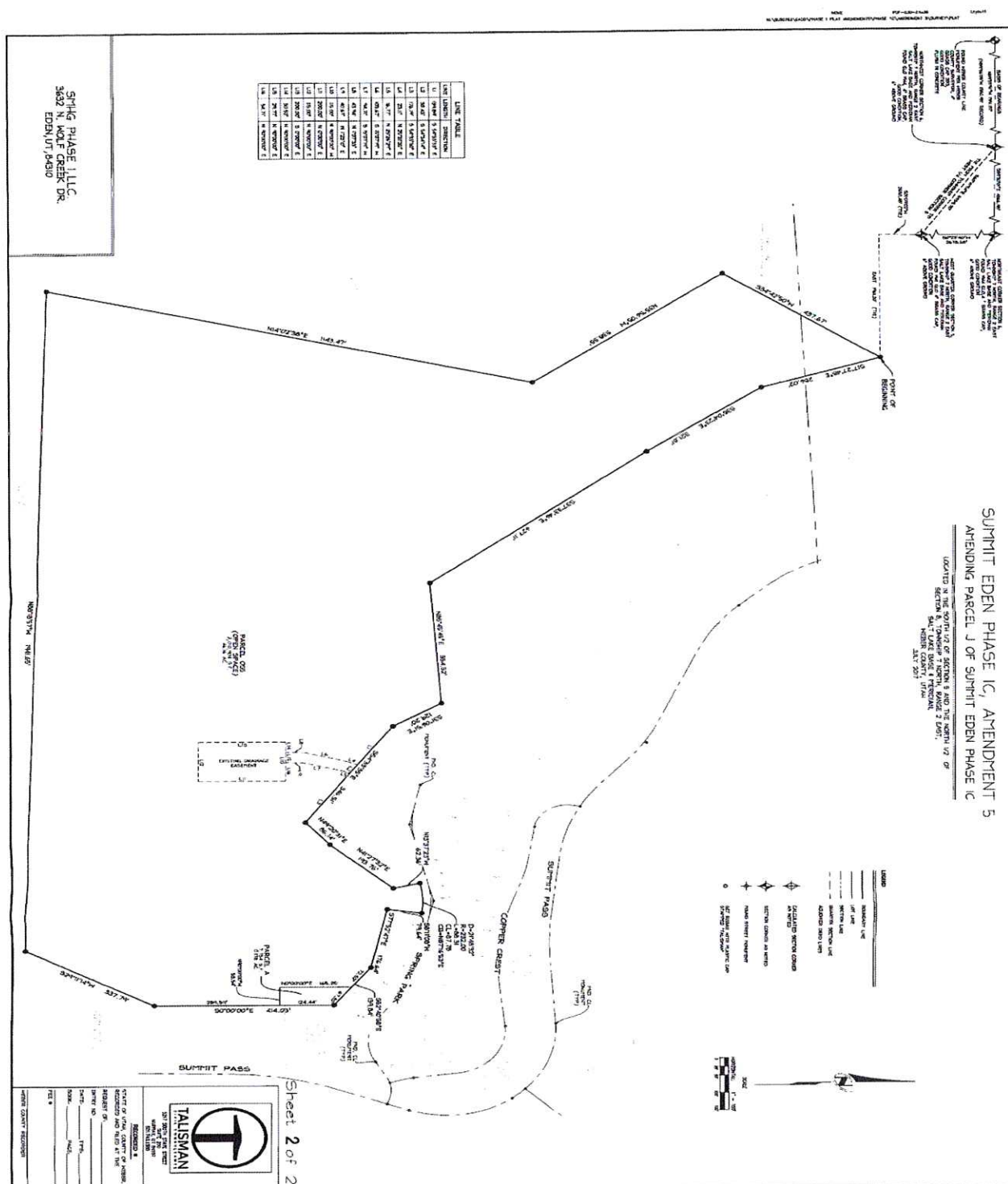
Witnessed by:

LIST OF _____

Page _____

1

ALL COUNTY RECORDER



[illegible]

UTAH CERTIFICATE NO. 19446



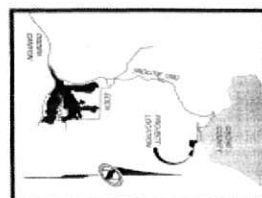
SUMMIT EDEN PHASE IC
LOCATED IN THE SOUTH 1/2 OF SECTION 9, AND THE NORTH 1/2 OF SECTION
1, T. 29, R. 21, S. 40E

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SUMMIT EDEN PHASE IC
LOCATED IN THE SOUTH 1/2 OF SECTION 9, AND THE NORTH 1/2 OF SECTION
1, T. 29, R. 21, S. 40E

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VICINITY MAP



THESE STUDIES DEMONSTRATED THE APPROXIMATE TONAGE OF LEAD IN THE STREET, HIGHWAY, AND PARKING LOT SURF PAVEMENT AND ITS EFFECTS ON THE GROUND WATER.

Dr. Anthony A. DiStasio, who has directed the Center for Education at the University of Missouri, has been named to the position of president of the American Educational Research Association. He will assume the position in 1990.

OF 9645 8079770078 LLC, A DELAWARE LIMITED LIABILITY COMPANY
AND ITS AFFILIATES

BY: 111917
DATE: DEC 07 1984
TIME: 11:17

ST. *George B. Brown*
NAME: *George B. Brown*
DATE: *April 18, 1911*

004962
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4257620

THE 1070 CENTER EAST FISH GUANO, N.A.

reduced, and levels of basic neurotransmitters associated with task engagement (noradrenaline and dopamine) and activity for task coordination

1600 N. 1st St.
St. Paul, Minn.

75-35



Exhibit B-Summit Eden Phase 1C

LS-SL

SUMMIT EDEN PHASE 1C

LOCATED IN THE NORTH 1/2 OF SECTION 5 AND THE NORTH 1/2 OF SECTION 6, T. 7 N., R. 26. W., 43RD - 45TH COUNTY, UTAH
JANUARY 2008

LOT #	OWNER
1	STATE OF UTAH
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76	STATE OF UTAH
77	STATE OF UTAH

SUMMIT EDEN PHASE 1C
LOTS 34-44B, 76, & 77.

LOCATED IN THE SOUTH 1/2 OF SECTION 5 AND
TOWNSHIP 7 NORTH, RANGE 26 WEST, 43RD - 45TH
COUNTY, AND TOWNSHIP 7 NORTH, RANGE 26 WEST, 43RD - 45TH



NVS

Sheet 3 of 6

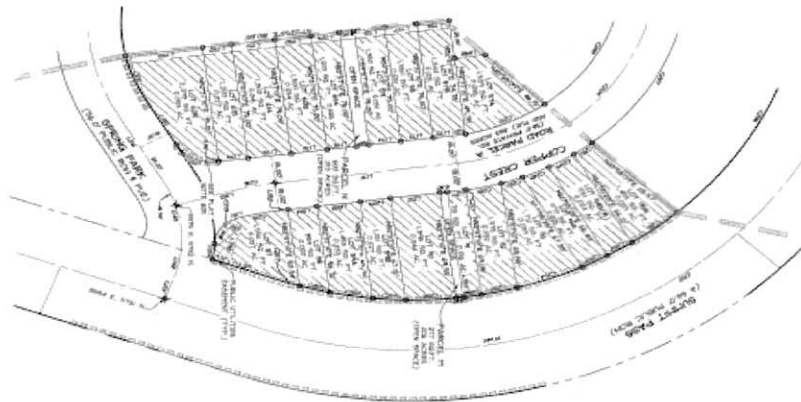
76-37



75-39

SUMMIT EDEN PHASE 1C

LOCATED IN THE SOUTH 1/2 OF SECTION 9 AND THE NORTH 1/2 OF
SECTION 10, T. 1N. R. 2E, S. 21N., WYOMING COUNTY, UTAH
JANUARY 2004



LEGEND

- [illegible]

ADDRESS TABLE		
LIST #	STREET NUMBER	
1713	1713 N. CANTON STREET	
1710	1710 N. CANTON STREET	
1611	1611 N. CANTON STREET	
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1569	1569 N. CANTON STREET	
1568	1568 N. CANTON STREET	

SUMMIT EDEN PHASE IC
LOTS 57A-62, 67-65 & PARCEL M & N
ADDRESS TABLES

LOCATED IN THE SOUTH 1/2 OF SECTION 11 AND
THE NORTH 1/2 SECTION 8 OF
TOWNSHIP 7 NORTH, RANGE 2 EAST, SALT LAKE
BASE AND MERIDIAN, JENNER COUNTY, UTAH

Sheet 5 of 5

NAV 5

HEALTH VERTICALS

INCHES 8
SPENT IN LITTL COUNTY OF ARKANSAS
RECORDED AND FILED AT THE
CLERK'S OFFICE
DATE 11-17-2005
FILED IN 39
PAGE 8
JENNIFER CLAYTON BUCKNER

$$\frac{p}{\rho c^2} = \frac{2\pi G \rho_0}{3} \left(\frac{R}{c} \right)^2$$

LOCATED IN THE SOUTHWEST CORNER AND
THE NORTH 1/2 SECTION 4 OF
TOWNSHIP 7 NORTH, RANGE 2 EAST, SALT LAKE
COUNTY AND UTAH TERRITORY (UNIT 1) (T14)

[illegible]

1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23	24	25	26	27	28	29	30	31	32	33	34	35	36	37	38	39	40	41	42	43	44	45	46	47	48	49	50	51	52	53	54	55	56	57	58	59	60	61	62	63	64	65	66	67	68	69	70	71	72	73	74	75	76	77	78	79	80	81	82	83	84	85	86	87	88	89	90	91	92	93	94	95	96	97	98	99	100
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75-40



Staff Report for Administrative Approval

Weber County Planning Division

Synopsis

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Agenda Date: Wednesday, August 16, 2017
Applicant: SMHG Phase 1, LLC
File Number: UVS072717B

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Staff Information

Report Presenter: Ronda Kippen
rkippen@co.weber.ut.us
801-399-8768
Report Reviewer: RG

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- The applicant petitioned Weber County to amend certain areas within the Uniform Land Use Code of Weber County (LUC) to allow for some various resort development standards. The petition to amend the LUC was heard and approved by the Weber County Commission on May 24, 2016 as Ordinance 2016-4.

- Summit Eden Phase 1D Amendment 1, amending and restating all of Phase 1D was heard and approved by the Weber County Commission on February 2, 2016 after receiving a positive recommendation from the Ogden Valley Planning Commission.
- An amendment to reduced the overlaying PRUD footprint from the original 594.23 acres to approximately 14 acres (see Exhibit C for the application and narrative) after holding a public meeting with the Ogden Valley Planning Commission on July 5, 2016 and receiving a unanimous approval from the Weber County Commission on July 19, 2016. The areas to remain under the existing Summit at Powder Mountain Phase 1 PRUD will be three of the previously approved and platted development areas and one future development area (see Exhibit D). The approved and platted developments to remain under the PRUD are the Summit Eden Ridge Nest PRUD, a 15 unit "Nest" development and the Village Nests at Powder Mountain, a 20 unit condominium development and the Horizon Neighborhood at Powder Mountain PRUD, a 26 unit "Nest" development. The future phase of the PRUD will be Spring Park at Powder Mountain, which has received conceptual approval as Lot 76 in the existing PRUD for a 12 unit "Nest" development and a lodge.

Background and Summary

The Planning Division recommends final approval of the Summit Eden Phase 1D Amendment 2, consisting of one lot to be known as Development Parcel D9 (see Exhibit A for the proposed amendment). Summit Eden Phase 1D was amended on February 2, 2016 and consisted of 20 "Nest Units" and three Development Parcels (see Exhibit B for the recorded Summit Eden Phase 1D Amendment 1 subdivision plat). The proposed amendment to the previously platted Development Parcel D7R will increase the lot area from 0.8 acres to 1.026 acres and will be identified as Development Parcel D9. The proposed Development Parcel is being combined with "Parcel A" in the Summit Eden Phase 1C Amendment 5 subdivision to increase the lot area of the previously platted Development Parcel to allow for a recreation center to be constructed on the lot.

The Uniform Land Use Code of Weber County (LUC) §101-1-7 identifies a subdivision amendment as a "Small Subdivision" and can be administratively approved by the Planning Director as long as the amendment consists of five or fewer lots. The proposed subdivision amendment and lot configuration is in conformance with the current zoning and the Zoning Development Agreement Master Plan as well as the applicable subdivision requirements as required in the LUC.

Analysis

General Plan: The proposal conforms to the Ogden Valley General Plan by encouraging development within the existing resort-related commercial areas.

Zoning: The subject property is located in the Ogden Valley Destination and Recreation Resort Zone more particularly described as the DRR-1 zone. The purpose and intent of the DRR-1 zone is identified in the LUC §104-29-1 as:

"The purpose of this chapter is to provide flexible development standards to resorts that are dedicated to preserving open space and creating extraordinary recreational resort experiences while promoting the goals and objectives of the Ogden Valley general plan. It is intended to benefit the residents of the county and the resorts through its ability to preserve the valley's rural character, by utilizing a mechanism that allows landowners to voluntarily transfer development rights to areas that are more suitable for growth when compared to sensitive land areas such as wildlife habitats, hazardous hillsides or prime agricultural parcels. Resorts that lie within an approved destination and recreation resort zone shall, by and large, enhance and diversify quality public recreational opportunities, contribute to the surrounding community's well-being and overall, instill a sense of stewardship for the land."

As part of the subdivision process, the proposal has been reviewed against the current subdivision ordinance in LUC §106, the standards in the DRR-1 zone in LUC §104-29 and the approved Zoning Development Agreement Conceptual Layout to ensure that the regulations and standards have been adhered to. Small subdivisions as defined in LUC §101-7 can be administratively approved per LUC §106-1-5(b)(1). The proposed subdivision is in conformance with county code and the approved conceptual plans that are part of the adopted Zoning Development Agreement. The following is a brief synopsis of the review criteria and conformance with the LUC.

Lot area, frontage/width and yard regulations:

The DRR-1 Zone does not have a minimum lot area or a minimum lot width requirement per LUC §104-29-2(h) for a single family residential, two, three four and multi-family, commercial and mixed use structures. The proposed amendment will increase the Development Parcel D7R by combining "Parcel A" in the Summit Eden Phase 1C Amendment 5 subdivision. The proposed Development Parcel D9 will be 44,676 square feet (1.026 acres). The Development Parcel will be further developed as a recreation center as part of the resort development. The following development standards will be reviewed upon submittal for design review and land use approval for a commercial building:

- Front yard setback: 0 feet
- Side yard setback: 0 feet
- Rear yard setback: 0 feet
- Average building height: 55 feet at elevations lower than 6,200 feet above sea level. 75 feet at elevations of at least 6,200 feet above sea level

Based on the proposed lot configuration, the proposed lots meet the minimum lot area and minimum lot width requirement per LUC §104-29-2(h).

Natural Hazards Areas: The proposed subdivision is located in a Zone “D” as determined by FEMA to be an area of undetermined flood hazards. Areas designated as Zone “D” are typically areas in which no analysis of flood hazards have been conducted.

Geotechnical and geologic hazard investigations have taken place by IGES for the proposed subdivision in accordance with the Natural Hazard Areas as outlined in LUC§108-22. The site specific investigation for the proposed Development Parcel is in the IGES report Project # 01628-024 dated August 7, 2017. Specific recommendations have been made for the development of the site and it is recommended that IGES staff is onsite during construction to verify compliance with the recommendations.

A condition of approval that a “Natural Hazards Disclosure” document will be required to be recorded to provide adequate notice of any geotechnical and geological recommendations for future property owners.

Culinary water and sanitary sewage disposal: Culinary water and sewer service are provided by Powder Mountain Water and Sewer Improvement District based on a will serve letter that has been submitted for an additional 313 units in the Summit at Powder Mountain development.

Review Agencies: The Weber County Engineering Division, the Weber County Surveyor’s Office and Weber Fire District have not reviewed the proposal to date. Prior to the subdivision being released for Mylar, all review agencies comments will need to be addressed.

Additional design standards and requirements: There may be additional site preparation in conjunction with an approved building permit. The proposed subdivision does not require the realignment of or the creation of a new street system. With the exception of the recommended conditions identified in this staff report, additional standards and requirements are unnecessary at this time.

Tax clearance: The 2016 property taxes have been paid in full. The 2017 property taxes will be due in full on November 1, 2017.

Public Notice: The required noticing for the final subdivision plat approval has been mailed to all property owners of record within 500 feet of the subject property regarding the proposed subdivision per noticing requirements outlined in LUC §106-1-6(b).

Staff Recommendation

Staff recommends final approval of the Summit Eden Phase 1D Amendment 2, consisting of one lot to be known as Development Parcel D9. This recommendation for approval is subject to all applicable review agency requirements and is based on the following conditions:

1. A “Natural Hazards Disclosure” document will be required to be recorded to provide adequate notice of any geotechnical and geological recommendations for future property owners.

This recommendation is based on the following findings:

1. The proposed subdivision amendment conforms to the Ogden Valley General Plan.
2. With the recommended conditions, the proposed subdivision amendment complies with all previous approvals and the applicable County ordinances.

Administrative Approval

Administrative final approval of Summit Eden Phase 1D Amendment 2, consisting of one lot to be known as Development Parcel D9, is hereby granted based upon its compliance with the Weber County Land Use Code. This approval is subject to the requirements of applicable review agencies and the conditions of approval listed in this staff report.

Date of Administrative Approval: _____

Rick Grover
Weber County Planning Director

Exhibits

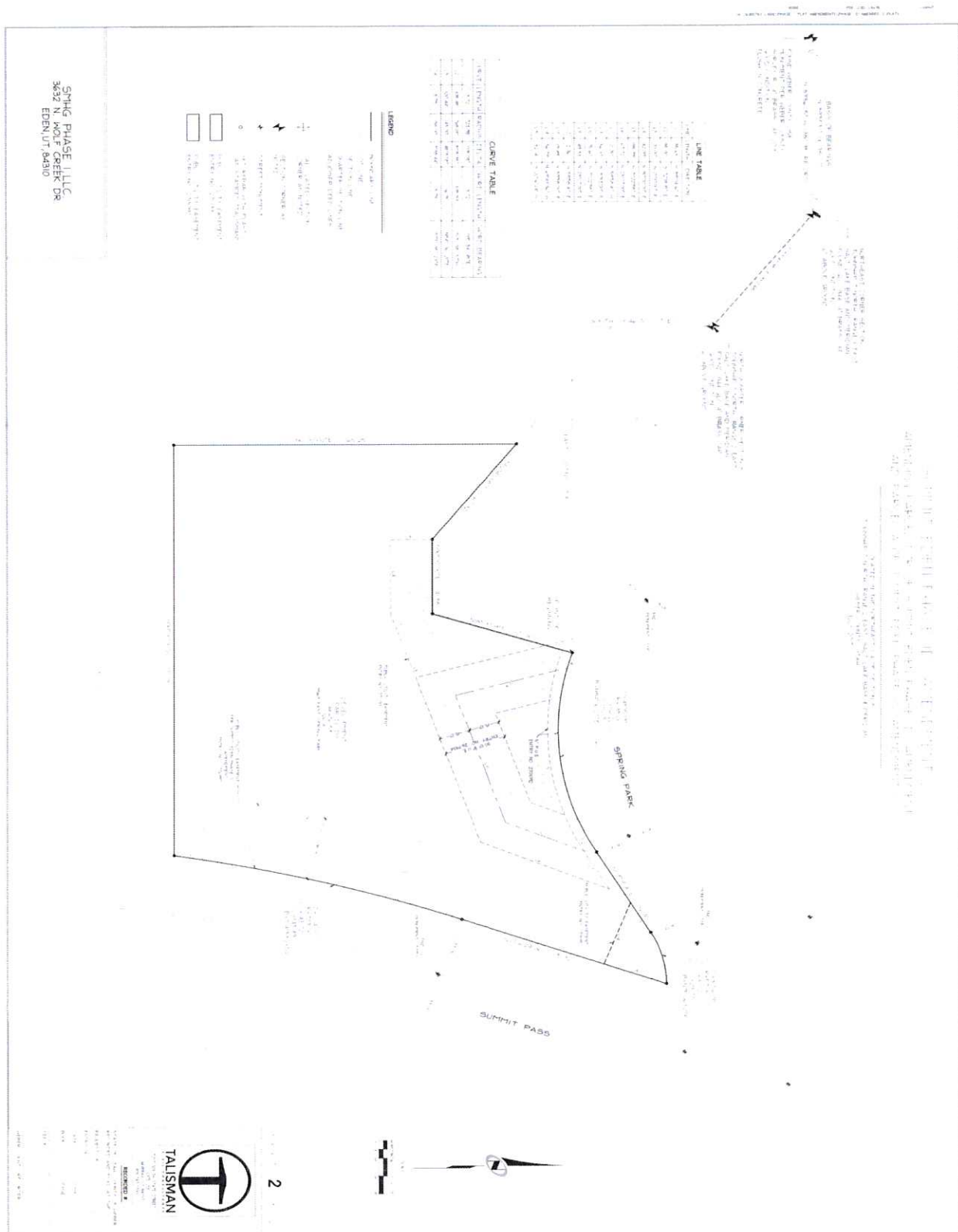
- A. Proposed Summit Eden Phase 1D Amendment 2
- B. Recorded Summit Eden Phase 1D Amendment 1

Location Map 1



[illegible]

Exhibit A-Summit Eden Phase 1D Amendment 2







Staff Report for Administrative Subdivision Approval

Weber County Planning Division

Synopsis

Application Information

Application Request: Consideration and action on an administrative application for final approval of Hales Subdivision, a two lot subdivision.

Type of Decision: Administrative

Agenda Date: Wednesday, August 16, 2017

Applicant: Daniel Hales, owner

File Number: LVH 061917

Property Information

Approximate Address: 3892 North 3175 West

Project Area: 5.16 acres

Zoning: Agricultural (A-1) Zone

Existing Land Use: Residential

Proposed Land Use: Residential

Parcel ID: 19-010-0050

Township, Range, Section: T7N, R2W, Section 22

Adjacent Land Use

North:	Agricultural	South:	Agricultural
East:	Residential	West:	Agricultural

Staff Information

Report Presenter: Felix Lleverino
fleverino@co.weber.ut.us
801-399-8767

Report Reviewer: RK

Applicable Ordinances

- Title 101 (General Provisions) Section 7 (Definitions)
- Title 104 (Zones) Chapter 5 (A-1 Zone)
- Title 106 (Subdivisions)

Background and Summary

The applicant has submitted a proposal to create a two lot subdivision located in the Agricultural (A-1) Zone. Each lot will contain 2.58 acres that front along a private road called 3175 West Street. An area that is 30'x 325' will be dedicated to Weber County in order to meet the adequate right of way standards. The applicant would like to defer the installation of the public infrastructure at this time.

The Uniform Land Use Code of Weber County (LUC) §101 defines a "small subdivision" as "A subdivision consisting of three or fewer lots and for which no streets will be created or realigned". This subdivision consists of two lots and no new streets are being created or realigned. Based on these provisions, this subdivision qualifies for administrative approval as a small subdivision. The proposed subdivision and lot configuration are in conformance with the applicable zone and subdivision requirements as required in the LUC. The following is a brief synopsis of the review criteria and conformance with the LUC.

Analysis

General Plan: The Hales Subdivision is in harmony with the Western Weber General Plan by creating 2.58 acre lots that have the versatility of a residential lot while preserving agricultural uses.

Zoning: The property is located in the A-1 Zone. The purpose of this zone is stated in the LUC §104-5-1 as follows:

"The purpose of the A-1 Zone is to designate farm areas, which are likely to undergo a more intensive urban development, to set up guidelines to continue agricultural pursuits, including the keeping of farm animals, and to direct orderly low-density residential development in a continuing rural environment."

This proposal meets the purpose and intent of the A-1 Zone.

Lot Area, Frontage Width and Yard Regulations: Lot 1 will contain 2.58 acres and is 162.50 ft. wide. Lot 2 will contain 2.58 acres and is 162.50 ft. wide.

The site development standards for the A-1 Zone are as follows:

Minimum Lot Area: 40,000 sq. ft.

Minimum Lot Width: 150 Feet

The Yard Regulations for the A-1 zone are as follows:

Front: 30 feet

Sides: A minimum of 10 feet with a total of two side yards not less than 24 feet

Rear: 30 feet

There are no structures within the proposed subdivision boundary and the Lots within this proposed two lot subdivision exceed the minimum area and width requirements; hereby meeting the lot area, frontage, width and yard regulations of the A-1 Zone.

Culinary Water and Sanitary Water: Bona Vista Water Improvement District has provided a letter stating the availability of culinary water for lots 1 and 2 of the Hales Subdivision with the following conditions:

1. The applicant shall obtained proof secondary water.
2. Annexation fees must be paid prior to applying for culinary residential connection.

Sanitary water will be handled by a septic system for which percolation tests have been performed and septic system feasibility letters have been provided for both lots.

Additional design standards and requirements: The proposed subdivision does not require the realignment of or the creation of a new street system. The applicant has agreed to enter into a deferral agreement for the required public infrastructure. A condition of approval has been added to staff's recommendation to ensure the deferral agreement is recorded with the final Mylar. The United States of America maintains a perpetual 45' easement along the rear of the property to construct, re-construct, operate, and maintain an open ditch drain. With the exception of the recommended conditions identified in this staff report additional standards and requirements are unnecessary at this time.

Review Agencies: Applicable Weber County review agencies have posted further requirements for this proposal to which the applicant will need address prior to recording final Mylar. A condition of approval has been added to staff's recommendation to ensure that all review agencies requirements are met prior to recording.

Tax Clearance: There is no record of past delinquent tax history and no outstanding tax bills on these parcels.

Public Notice: Noticing requirements, according to LUC §106-1-6(c), have been met by mailing notices out to all property owners of record within 500 feet of the subject property.

Staff Recommendations

Staff recommends final plat approval of Hales Subdivision. This recommendation is based on the following conditions:

1. An Acknowledgement of Sub-Standard Improvement and Width shall be recorded with the Mylar.
2. A Deferral Agreement for asphalt, curb, gutter, and sidewalk shall be recorded with the final Mylar.
3. Prior to recording the final Mylar, all requirements of the Weber County reviewing agencies shall be met.

This recommendation is based on the following findings:

1. The proposed subdivision conforms to the Western Weber General Plan.
2. The proposed subdivision complies with the applicable County codes.

Administrative Approval

Administrative final approval of Hales Subdivision, a two lot subdivision, is hereby granted based upon its compliance with the Weber County Land Use Code. This approval is subject to the requirements of applicable review agencies and the conditions of approval listed in this staff report.

Date of Administrative Approval: _____

Rick Grover
Weber County Planning Director

Exhibits

- A. Hales Subdivision
- B. Current Recordors Plat

Area Map

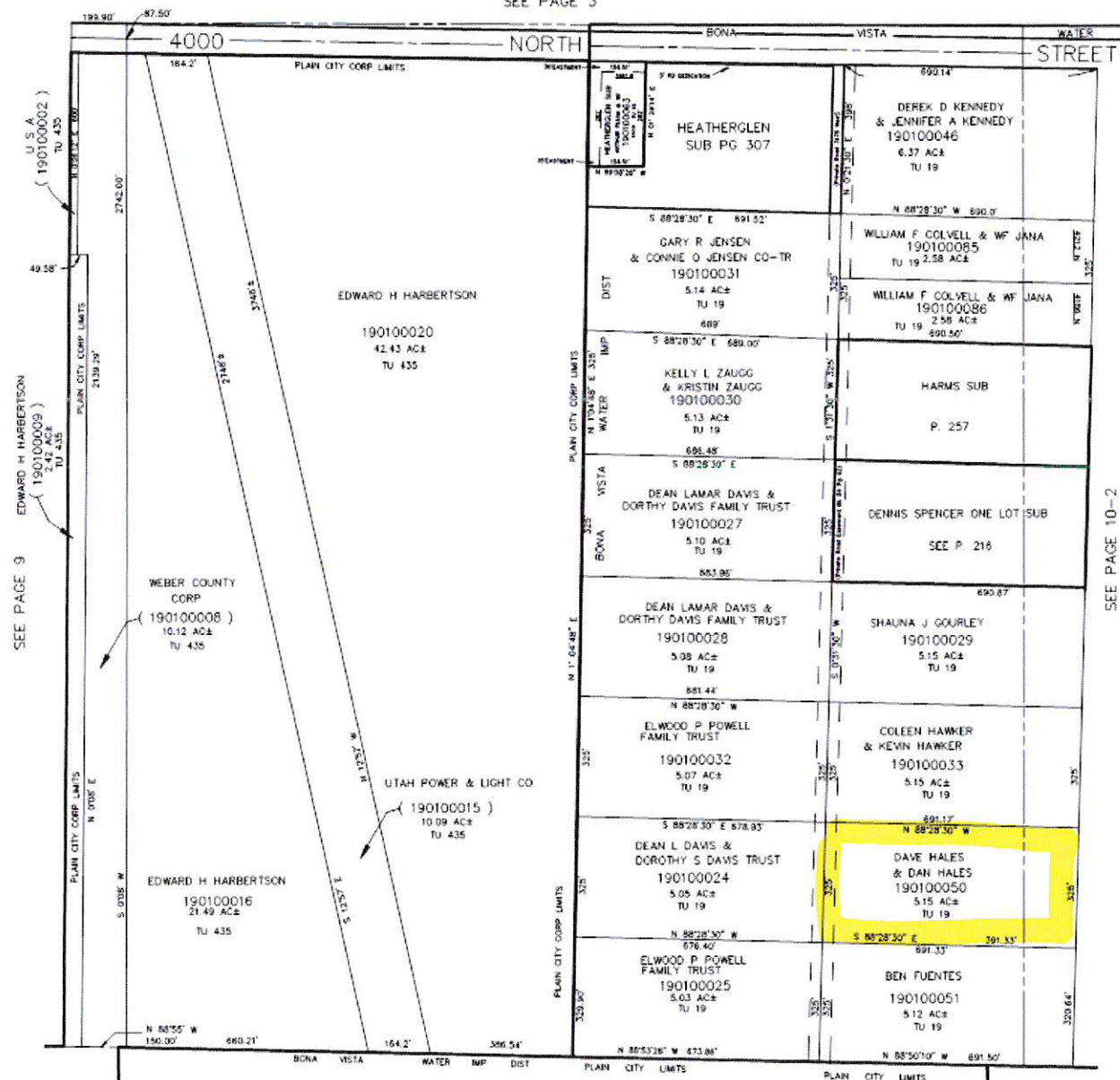


IN WEBER COUNTY, PLAIN CITY

TAXING UNIT: 19, 435

SCALE 1" = 200'

SEE PAGE 3



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SEE PAGE 10

KBR 03-93



Staff Report for Administrative Subdivision Approval

Weber County Planning Division

Synopsis

Application Information

Application Request: Consideration and action on an administrative application, final approval of Hazy Acres Subdivision 1st Amendment, a two lot subdivision.

Type of Decision: Administrative

Agenda Date: Wednesday, August 16, 2017

Applicant: Craig and Shae Bitten, owner

File Number: LVH 060517

Property Information

Approximate Address: 4088 W 2200 S

Project Area: 2.91 acres combined

Zoning: Agricultural (A-1) Zone

Existing Land Use: Residential

Proposed Land Use: Residential

Parcel ID: 15-357-0001, 15-357-0002

Township, Range, Section: T6N, R2W, Section 28

Adjacent Land Use

North:	Residential	South:	Residential
East:	Residential	West:	Agricultural

Staff Information

Report Presenter: Felix Lleverino
flleverino@co.weber.ut.us
801-399-8767

Report Reviewer: RK

Applicable Ordinances

- Title 101 (General Provisions) Section 7 (Definitions)
- Title 104 (Zones) Chapter 5 (A-1 Zone)
- Title 106 (Subdivisions)
- Utah State Code 17-27a-608 (2),(a),(iii)

Background and Summary

The applicant has submitted a proposal to move a lot line within a recorded subdivision. This lot line adjustment will take place between Lots 1 and 2, and will result in expanding the size of Lot 2 from .92 acres to 1.25 acres and reducing the size of Lot 1 from 2 acres to 1.66 acres (See Exhibits A, B, and C). Both Lots 1 and 2 are owned by the Bittens. After the amendment is complete the Bittens plan to sell Lot 1 and build a new home on Lot 2.

There is a 10 foot public utility easement (PUE) located on each side of the shared lot line of Lots 1 and 2, which will be relocated to the new shared lot line 70.11 feet to the south. The applicant has provided approval letters from Dominion Energy (formerly known as Questar Gas), Rocky Mountain Power, and Taylor West Weber Water (See Exhibit D through D-3). This proposal is located in Taylor on the corner of 2100 South and 4075 West. The existing Lots 1 and 2 are both corner lots and will have frontage along public rights of way known as 2100 South, 2200 South and 4075 West Streets.

The Uniform Land Use Code of Weber County (LUC) §101-1-7 identifies a subdivision amendment as a "Small Subdivision" and can be administratively approved by the Planning Director as long as the amendment consists of five or fewer lots. The proposed subdivision amendment and lot configuration are in conformance with the applicable zone and subdivision requirements as required in the LUC. The following is a brief synopsis of the review criteria and conformance with the LUC.

Analysis

General Plan: The Hazy Acres Subdivision 1st Amendment is in harmony with the Western Weber General Plan by creating one acre lots and preserving agricultural uses.

Zoning: The property is located in the A-1 Zone. The purpose of this zone is stated in the LUC §104-5-1 as follows:

"The purpose of the A-1 Zone is to designate farm areas, which are likely to undergo a more intensive urban development, to set up guidelines to continue agricultural pursuits, including the keeping of farm animals, and to direct orderly low-density residential development in a continuing rural environment."

This proposal meets the purpose and intent of the Agricultural (A-1) Zone.

Lot Area, Frontage Width and Yard Regulations: Lot 1 will contain 1.66 acres and is 206.88 ft. wide. Lot 2 will contain 1.25 acres and is 207 ft. wide.

The site development standards for the A-1 Zone are as follows:

Minimum Lot Area: 40,000 sq. ft. or .918 acres

Minimum Lot Width: 150 Feet

The Yard Regulations for the A-1 zone are as follows:

Front: 30 feet

Sides: On a corner lot, 20 on the side facing the street and a minimum of 10 feet on the other.

Rear: 30 feet

The proposed amended lot line will maintain the required yard set-backs for all existing structures on Lot 1. Each lot conforms to the Agricultural (A-1) zoning requirements.

Small Subdivision: LUC§ 101 defines a subdivision amendment as a "small subdivision" as long as the subdivision amendment consists of five (5) or fewer lots and for which no streets will be created or realigned." This subdivision consists of two lots and no new streets are being created or realigned. Based on these provisions, this subdivision qualifies for administrative approval as a small subdivision. A public hearing does not apply to this application and the land use authority may consider the petition to adjust the lot lines of adjoining lots.

Culinary Water and Sanitary Water: The lots within this subdivision possess previous approval from Taylor West Weber Water Improvement District, and Hooper Irrigation. Lot 1 is currently being served with an individual septic system. Weber County Engineering requires that both lots be connected to the Central Weber Sewer Improvement District. A condition of approval has been added to ensure an adequate "Will Serve" letter is provided prior to recording the final Mylar.

Additional design standards and requirements: The applicant has agreed to enter into a deferral agreement for the required public infrastructure. There is an existing single family dwelling on Lot 1. The proposed subdivision does not require the realignment of or the creation of a new street system. With the exception of the recommended conditions identified in this staff report additional standards and requirements are unnecessary at this time.

Review Agencies: Weber County Fire District has approved this proposal. Other applicable Weber County review agencies have posted further requirements for this proposal to which the applicant will need address prior to the final Mylar being released for signatures. A condition of approval has been added to staff's recommendation to ensure that all review agencies requirements are met prior to recording.

Tax Clearance: There is no record of past delinquent tax history and no outstanding tax bills on these parcels.

Public Notice: Noticing requirements, according to LUC 106-1-6(c), have been met by mailing notices out to all property owners of record within 500 feet of the subject property.

Staff Recommendations

Staff recommends final plat approval of Hazy Acres Subdivision 1st Amendment, a two lot subdivision. This recommendation is based on the following conditions:

1. Prior to recording the final Mylar, all requirements of the Weber County reviewing agencies shall be met.
2. A deferral for curb gutter and sidewalk shall be recorded with the final Mylar.
3. The applicant must provide a will-serve letter and be annexed into Central Weber Sewer Improvement prior to recording the final Mylar.

This recommendation is based on the following findings:

1. The proposed subdivision conforms to the Western Weber General Plan.
2. The proposed subdivision complies with the applicable County codes.

Administrative Approval

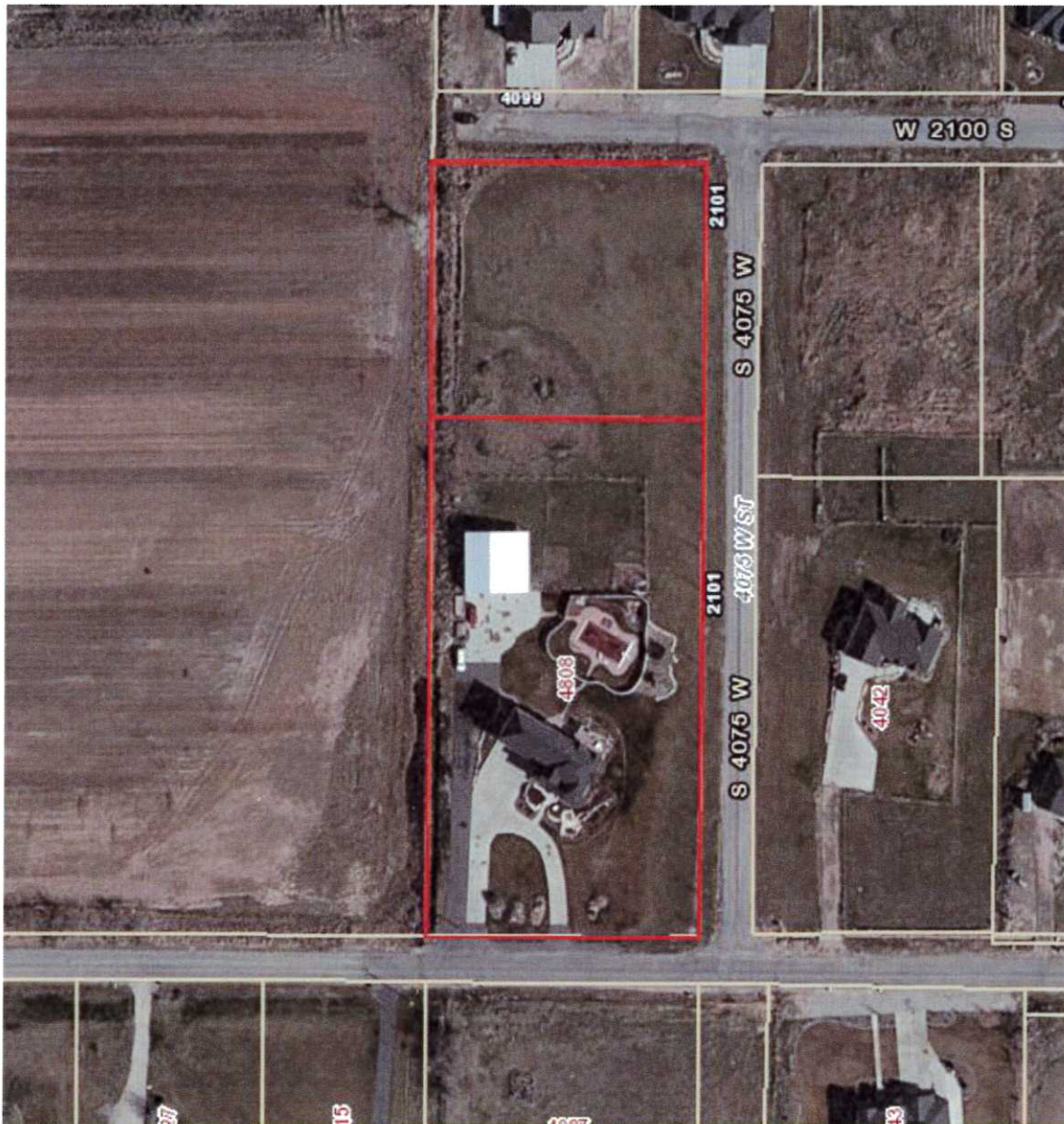
Administrative final approval of Hazy Acres Subdivision 1st Amendment is hereby granted based upon its compliance with the Weber County Land Use Code. This approval is subject to the requirements of applicable review agencies and the conditions of approval listed in this staff report.

Date of Administrative Approval: _____

Rick Grover
Weber County Planning Director

Exhibits

- A. Hazy Acres Subdivision 1st Amendment
- B. Original Hazy Acres Subdivision Plat
- C. Current Recorders Plat
- D. Utility Provider Letters



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58-66

Page 7 of 10

Space above for County Recorder's use
PARCEL I.D.#

DISCLAIMER OF UTILITY EASEMENT

The undersigned, QUESTAR GAS COMPANY, a corporation of the State of Utah, dba Dominion Energy Utah, Grantor, hereby disclaims and releases any rights, title or interest which it may have in and to the following-described real property in Weber County, Utah, to-wit:

All public utility easements, excepting the easement(s) or portion of easement(s) running adjacent and parallel to the street(s), located within Lot 1 & 2, Hazy Acres Subdivision, located in the Northwest quarter of Section 28, Township 6 North, Range 2 West, Salt Lake Base and Meridian, Weber County, Utah; said Subdivision recorded in the Office of the County Recorder for Weber County, Utah.

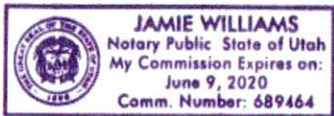
IN WITNESS WHEREOF, this disclaimer and release of any right, title or interest has been duly executed on June 26, 2017.

QUESTAR GAS COMPANY,
Dba Dominion Energy Utah

By: Paul G. Kelly
Authorized Representative

STATE OF UTAH)
) ss.
COUNTY OF SALT LAKE)

On June 26, 2017, personally appeared before me David Ingley, who, being duly sworn, did say that he is an Authorized Representative for QUESTAR GAS COMPANY, dba Dominion Energy Utah, and that the foregoing instrument was signed on behalf of said corporation by authority of a resolution of its Board of Directors.



Jane Williams
Notary Public

TAYLOR WEST WEBER WATER IMPROVEMENT DISTRICT

2815 West 3300 South
West Haven Utah 84401

6/27/2017

To: Weber County Planning

Subject: vacating utility easement

Taylor West Weber Water District agrees to the vacating of utility easement between lot 1 and 2 of Hazey Acres.
Water District can't see a need for this easement to be retained.

Thanks


Val Surridge
Manager



1438 West 2550 South
Ogden, Utah 84401

July 17, 2017

Craig Bitton
bittonautosales@msn.com

RE: Vacating Utility Easement
Request: 6376335

Dear Mr. Bitton:

As you requested, Rocky Mountain Power hereby consents to vacating the utility easement on the north side of property located at 4088 W 2200 S, Taylor, UT.

As consideration for the Power Company on vacating the above easement, it will be necessary for you to hold the Power Company harmless from any and all claims for personal injuries or damages to property when such injuries or damages, directly or indirectly, arise out of the existence, construction, installation maintenance, condition, use or presence of your structures upon said easement. Rocky Mountain Power shall not be responsible for any damages to structures or property located on said easement.

If I can be of assistance please feel free to call me at 629-4431.

Thank you,

Steve Clingenpeel
Estimator
Rocky Mountain Power